



**CITY OF NEWTON
PLANNING DEPARTMENT**

ZONING DISTRICTS: SCHEDULES OF DISTRICT REGULATIONS

Section 26-5.11. Schedule of statements of intent.

The following array is the schedule of statements of intent which is applicable to each district:

1. ***R-20 Single-family residential district.*** The R-20 districts are established to provide reasonable safeguards for areas which are in the process of low to moderate intensity development with single-family dwellings under conventional or planned development controls. Provision is made for reduction of the minimum lot size where services of public or community sewerage and water systems are available.
2. ***R-20A Single-family and manufactured home residential district.*** The R-20-A districts are established to accommodate low to moderate intensity residential uses, including single-family, two-family, multi-family, and mobile home dwellings types under conventional or planned development controls. Provision is made for reduction of the minimum lot size where services of public or community sewerage and water systems area available.
3. ***R-11 Single-and two-family residential districts.*** The R-11 districts are intended to accommodate moderate intensity residential uses, consisting of one and two-family dwellings under conventional or planned development controls. R-11 districts shall be served by public water and sewer services.
4. ***R-9 Multi-family residential districts.*** The R-9 districts are intended to accommodate moderate intensity residential uses, including single-family, two-family and multiple family dwelling types, under conventional or planned development controls. R-9 districts shall be served by public water and sewer systems.
5. ***R-7 Multi-family residential districts.*** The R-7 districts are intended to accommodate a variety of high intensity residential uses, including single-family, two-family and multiple family dwelling types, under conventional or planned development controls. R-7 districts shall be served by public water and sewer services.
6. ***R-7A Multi-family and manufactured home residential districts.*** The R-7A districts are intended to accommodate a variety of high intensity residential uses, including single-family, manufactured homes, two-family and multiple family dwelling types, under conventional or planned development controls. R-7A districts shall be served with public water and sewer services.
7. ***P-1 Office and institutional districts.*** The P-1 district is intended to provide a transition zone between residential and business or industrial districts and to accommodate a moderate to high intensity mixture of residential, office and institutional uses. Within this district, regulations shall provide for lower intensities of development in the areas in closest proximity to low and moderate intensity residential districts. Land designated P-1 shall normally be served with public water and sewer services and be

located with access to arterial or collector thoroughfares with access through local residential streets discouraged.

8. ***B-1 Neighborhood shopping districts.*** The B-1 district is intended to provide for the sale of convenience goods and a limited number of personal services to the residents of the surrounding neighborhood. These districts shall normally be located at intervals along arterial or collector thoroughfares, and these regulations shall provide standards for development of such retail and service uses on either free-standing parcels or in small commercial centers which shall be designed to protect the integrity of the surrounding residential neighborhood.
9. ***B-2 Highway business districts.*** The B-2 district is intended to establish suitable development standards for the provision of convenience goods, shoppers goods and services at locations along major transportation routes to the motoring public, both local and transient. The B-2 district should always be located with access directly from arterial or collector thoroughfares, never local residential streets.
10. ***B-3 Central business districts.*** The B-3 district is intended to be applied to the traditional commercial, financial, governmental and administrative core area of city, commonly known as the central business district. The B-3 district is further intended to establish regulations that provide and preserve this area as a center for commercial, financial, professional, governmental, and cultural activities.
11. ***B-4 General business districts.*** The -B-4 districts are intended to provide for mixture of retail, service, transportation, storage and related activities which do not required a central location.
12. ***M-1 General manufacturing districts.*** The M-1 districts provide a place for the location of manufacturing and other uses which would be incompatible with general business areas. It is intended to permit in these districts any use which is inherently obnoxious to urban areas because of noise, odors, smoke, light, dust or the use of dangerous material.
13. ***EM-1 Exclusive manufacturing districts.*** The EM-1 districts are intended to accommodate the exclusive use of land and structures for manufacturing purposes. The districts are established to provide for and maintain manufacturing areas and to prohibit the intrusion of incompatible uses. it is not intended to permit in these districts any use which is inherently obnoxious to urban areas, because of noise, odors, smoke, light, dust or the use of dangerous materials. (*Ord. No. 91.53, 10-16-91*)

Section 26-5.12. Schedule of permitted and permissible special uses by districts.

- a. Except as specifically provided in this chapter, regulations governing the use of land, water and structures within the various districts within the zoning jurisdiction of the City shall be shown in the Schedule of Permitted and Permissible Uses by District. (Figure 5-1).
- b. Use of land or structures which are not expressly listed in this Schedule as Permitted Principal Use, Permitted Accessory Uses or Permissible Special Uses are prohibited uses and shall not be established in that district.
- c. Uses listed as permissible special uses may be established in that district only after approval of an application for a special use permit in accord with the procedures and requirements in Article XI.
- d. Figure 5-1 indicates the permitted and permissible uses for the regular zoning districts. The uses permitted or permissible in the planned development districts are listed in Article XIV. (*Ord. No. 91.53, 10-16-91*)

**FIGURE 5-1:
SCHEDULE OF PERMITTED AND PERMISSIBLE SPECIAL USES BY DISTRICT**

Use	R-20	R-20A	R-11	R-9	R-7	R-7A	P-1	B-1	B-2	B-3	B-4	M-1	EM1
AGRICULTURE													
Animal husbandry	X	X										X	
Commercial greenhouses								X	X	X	X	X	
Commercial nurseries								X	X	X	X	X	
Forestry	X	X	X	X	X	X	X	X	X	X	X	X	
Gardening	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Hatcheries												X	
Livestock sales												X	
Pasturage	X	X	X	X	X	X			X		X	X	
Poultry	X	X										X	
Private greenhouses	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Roadside stand									X		X	X	
Stable, commercial	X	X										X	
Stable, residential	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Truck farming and crop production	X	X	X	X	X	X	X	X	X	X	X	X	X
BINGO									A		A		
BUSINESS OFFICES							X	X		X	X		
COMMUNICATIONS FACILITY													
Alternative tower structure	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹
Ham radio antenna	B	B	B	B	B	B	B	B	X	X	X	X	
Radio and TV receiving antenna and dish, accessory	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	
Radio and TV studio	B	B					X		X	X	X	X	
Telecommunications tower alternative	A	A	A	A	A	A	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹	X ⁹
COMMUNITY RECREATION													
Community centers	A	A	A	A	A	A	X	X	A	A	A	A	A
Country clubs	A	A	A	A	A	A	X	X					
Golf courses (18 holes)	X	X	X	X	X	X	X						
Greenways	X	X	X	X	X	X	X	X	X	X	X	X	X
Park and Playground	X	X	X	X	X	X	X	X	X	X	X	X	X
Recreation clubs	X	X	X	X	X	X	X	X					
CULTURE FACILITIES													
Aquarium							X	X	X	X	X	X	
Arboreta	X	X	X	X	X	X	X	X	X	X	X	X	
Art galleries							X		X	X	X	X	
Botanical gardens	X	X	X	X	X	X	X	X	X	X	X	X	
Libraries	A	A	A	A	A	A	X	X	X	X			
Museums	A	A	A	A	A	A	X	X	X	X			
Zoological garden	X	X							X	X	X		

Use	R-20	R-20A	R-11	R-9	R-7	R-7A	P-1	B-1	B-2	B-3	B-4	M-1	EM1
MFG PROCESS/ASSEMBLY													
Asphalt product												X	
Bedding/Carpet Mfg.												X	X
Boat works												X	X
Bottling plants												X	X
Brick/tile/pottery yds.												X	
Cabinet shop, large												X	
Cabinet shop, small											X	X	
Canvas goods mfg.												X	X
Cardboard containers												X	X
Case goods												X	X
Chemical mfg.												X	
Clothing and textiles												X	X
Concrete product processing												X	X
Elec. appli. and equipment												X	X
Farm machinery												X	X
Fertilizers												X	
Fiberglass												X	X
Flour and feed mills												X	
Food/food products*												X	X
Foundaries												X	X
Furn (excl. case gds.)												X	X
Glass products												X	X
Hdq. of mfg. processing and as- sembly farms										X	X	X	X
Hosiery mills												X	X
Ice manufacturing												X	X
Knitting mills												X	X
Leather products**												X	X
Luggage												X	X
Machine tools												X	X
Mfg. showrooms									X	X	X	X	Y
Meat packing plants												X	
Metal fabricat. plants												X	X
Monument wks. and sales												X	
Paint/varnish/finish												X	
Paper goods												X	X
Pharmaceuticals												X	X
Pillow mfg.												X	X
Planing mills												X	X
Plastic products												X	X

*Does not include abattoirs in EM-1 zones

**Does not include processing or storage of raw hides in EM-1 zones.

[illegible]

Use	R-20	R-20A	R-11	R-9	R-7	R-7A	P-1	B-1	B-2	B-3	B-4	M-1	EM1
Tire recapping shops											X	X	
Transfer companies									X		X	X	
Utility co/oper. ctrs.											X	X	
Vending companies											X	X	
Wholesale distribution											X	X	X
OPEN USES OF LAND													
Cemetery, human	A	A	A	A	A	A	X		X				
Cemetery, pet	A	A							X				
Junkyards												A	
Landfills													
Sanitary landfills													
Class A												A	
Class B												A	
Clean material	B	B										X	
Open storage													
PLACES OF ASSEMBLY	A	A	A	A	A	A	X		X	X	X		
PUBLIC FACILITIES													
Correctional facilities													
Public service facilities	A	A	A	A	A	A	A	A	A	A	X	X	
Public use facilities	B	B	B	B	B	B	B	B	B	B	X	X	
Public utility uses	X	X	X	X	X	X	X	X	X	X	X	X	X
Adult care center	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	X	X	X	X	X	X	Y
Child care center	A ¹	A ¹	A ¹	A ¹	A ¹	A ¹	X	X	X	X	X	Y	Y
Church/synagogue	X	X	X	X	X	X	X	X	X	X	X	X	
College/univ./tech. coll.							X			X			
Home occupation	B	B	B	B	B	B							
Schools	X	X	X	X	X	X	A	A	A	A	A	A	
RESIDENTIAL USES													
Boarding/rooming										B	B	B	
Multiple family				X	X	X	X	X	X	X	X	X	
Single family	X	X	X	X	X	X	X	X	X	X	X	X	
Two-family			X	X	X	X	X	X	X	X	X	X	
Life care tr./facility	A	A	A	A	A	A	A	A	A	A	A	A	
MANUFACTURED HOMES													
Class A		X				X*							
Class B		X											
Class C		X											
Professional residential facility	X	X	X	X	X	X	X	X	X	X	X	X	
RETAIL SERVICES													
Convenience goods													
Bakeries								X	X	X	X	X	
Candy/nut/confection stores								X	X	X	X		
Convenience stores								X	X	X	X		

Use	R-20	R-20A	R-11	R-9	R-7	R-7A	P-1	B-1	B-2	B-3	B-4	M-1	EM1
Dairy/meat/seafood								X	X	X	X		
Delicatessens								X	X	X	X		
Drug stores(under 3,000 sq.ft.)								X	X	X	X		
Food stores (under 10,000 sq. ft.)								X	X	X	X		
Newstands								X	X	X	X		
Tobacco shops													
EATING ESTABLISHMENTS													
Sit down								X	X	X	X		
Walk-in/drive-in								X	X	X	X		
SHOPPERS GOODS													
Antique shops	A	A							X	X	X		
Apparel and footwear									X	X	X		
Appliances										X	X		
Art supplies									X	X	X		
Auto supplies									X	X	X		
Auto, truck, boat, motorcycle sales									X		X		
Bicycle sales and serv.									X	X	X		
Books/stationary store									X	X	X		
Camera and photography supplies									X	X	X		
Department stores									X	X	X		
Discount stores									X	X	X		
Drinking establishments									X	X	X		
Drug stores (over 3,000 sq. ft.)									X	X	X		
Fabric stores									X	X	X		
Farm and heavy equip. sales/rental									X		X	X	
Farm supplies									X	X	X	X	
Floor covering supp.									X	X	X		
Florist								X	X	X	X		
Furn./home furnishings									X	X	X		
Furriers									X	X	X		
Gas station								X	X	X	X		

*Existing mfg. parks are exempt and will allow all classes of mfg. homes.

Use	R-20	R-20A	R-11	R-9	R-7	R-7A	P-1	B-1	B-2	B-3	B-4	M-1	EM1
Gift shops									X	X	X		
Glass and mirror shops									X	X	X		
Gun/ammunition sales									X	X	X		
Hardware stores									X	X	X		
Hobby/toy and craft st.									X	X	X		
Jewelry stores									X	X	X		
Lawn and garden supplies									X	X	X		
Liquor store									X	X	X		
Lumber and bldg. mat. sale									X		X	X	
Mobile home and recreational vehicle sales									X		X		
Monument sales							Y		X		X	X	
Music sales									X	X	X		
Notions stores									X	X	X		
Novelty and souvenir shops									X	X	X		
Office equip. stores									X	X	X		
Optician and optical supply stores							X		X	X	X		
Paint and wallpaper stores									X	X	X		
Parking off-street	X ⁴	X ⁴	X ⁴	X ⁴	X ⁴	X ⁴	X ⁴	X ⁴	X ⁴		X ⁴	X ⁴	X ⁴
Pawn shops									X	X	X		
Pet shops									X	X	X		
Radio and tv sales									X	X	X		
Rental and leasing of light equip.									X	X	X		
Rental of domestic vehicles									X		X		
Saddleries									X	X	X		
Secondhand/antique shops									X	X	X		
Service stations								B	X	X	X		
Shoes stores									X	X	X		
Sporting goods									X	X	X		
Tailoring and dress-making shops	B	B	B	B	B	B	B	B	X	X	X		
Trading stamp and redemption stores									X	X	X		
Variety stores									X	X	X		
SERVICES													
Amusement arcades									X	X	X		
Bowling lanes									X		X		
Baseball hitting range									X		X		
Enclosed compartmentalized storage								X	X	X	X		
Fairgrounds												A	
Health clubs							B		X	X	X		
Gymnasiums									X	X	X		

Use	R-20	R-20A	R-11	R-9	R-7	R-7A	P-1	B-1	B-2	B-3	B-4	M-1	EM1
Discotheques									X	X	X		
Billards/pool halls									X	X	X		
Golf driving ranges									X		X		
Miniature golf									X		X		
Real estate services								X					
Skating rinks									X		X		
Movie theaters (indoors)									X	X	X		
Movie theaters (drive-in)									X		X		
Par 3 golf									X		X		
Shuffleboard courts									X		X		
Automatic bank teller							X		X	X	X		
Banks and finance cos.							X		X	X	X		
BUSINESS SERVICE OFFICE													
Advertising agency							X		X	X	X		
Arts/graphics service							X		X	X	X		
Blueprinters/drafting supplies							X		X	X	X		
Building cleaning and maintenance service							X		X	X	X	X	
Computer and data processing service							X		X	X	X	X	
Detective agencies							X		X	X	X		
Employment agencies							X		X	X	X		
Insurance agencies							X		X	X	X		
Linen/uniform supply											X		
Management consultants							X		X	X	X		
News syndicates							X		X	X	X		
Personnel services							X		X	X	X		
Photocopying services							X		X	X	X		
Photo finishing labs							X		X	X	X	X	
Photography services and studio							X		X	X	X	X ⁵	X ⁵
Public relations services							X		X	X	X		
Real estate services							X		X	X	X		
HEALTH SERVICES													
Animal hosp./vet. clinic											X		
Health practitioner							X		X	X	X		
HOSPITAL							X		X		X		
Labs/medical							X				X		
Medical and dental clinic							X		X	X	X		
Nursing/conval./extended care							X						
Rehabilitation center									X		X		
LODGING PLACES													
Bed and breakfast	A	A	A	A	A	A	A			A			
Hotels and motel									X	X	X		

Use	R-20	R-20A	R-11	R-9	R-7	R-7A	P-1	B-1	B-2	B-3	B-4	M-1	EM1
MISCELLANEOUS SERVICES													
Car wash									X		X	X	
Contractor's office							X		X		X	X	
Dry cleaners									X	X	X	X	
Dry cleaning plants									X		X	X	
Exterminators											X	X	
Food catering									X	X	X	X	
Funeral parlor							X		X		X		
Landscapers											X	X	
Lawn/garden care											X	X	
Machine/welding shops												X	
Mail order office										X	X	X	
Pet grooming									X	X	X		
Photography studio							X		X	X	X	X	
Sign painting											X	X	
Truck/farm equip. and heavy equipment sales and service											X	X	
HOME OFFICE	X ¹⁰	X ¹⁰	X ¹⁰	X ¹⁰	X ¹⁰	X ¹⁰							
PERSONAL SERVICE OFFICE													
Barber shop							X	X	X	X	X		
Beauty salon							X	X	X	X	X		
Coin-operated laundry								X	X	X	X		
Dry cleaning and laundry pickup facilities								X	X	X	X		
Seamstress shop								X	X	X	X		
Shoe repair and shining								X	X	X	X		
Small dry cleaners									X	X	X		
PROFESSIONAL SERV. OFFICE													
Accounting							X		X	X	X		
Architects							X		X	X	X		
Auditors/bookkeepers							X		X	X	X		
Engineers							X		X	X	X		
Interior designers							X		X	X	X		
Legal services							X		X	X	X		
Watch, clock and jewelry repair										X	X		
Surveyors							X		X	X	X		
TECHNICAL SCHOOLS													
Business schools							X		X	X	X		
Trade schools									X		X		
Vocational schools							X		X	X	X		
TRAINING FACILITIES													
Training facilities												Y ¹¹	Y ¹¹

Use	R-20	R-20A	R-11	R-9	R-7	R-7A	P-1	B-1	B-2	B-3	B-4	M-1	EM1
TRANSPORTATION FACILITIES													
Airport												A	
Bus garages											X	X	
Bus shelters	A	A	A	A	A	A	A	A	A	A	A	A	A
Bus terminal											X	X	
Railroad classif./yard												X	
Taxi stand									X	X	X	X	
Truck terminal									X		X	X	
REPAIR SERVICES													
Bicycle repair									X	X	X		
Electronic and electric repair									X	X	X		
Large equipment									X		X	X	
Small equipment									X		X		
Furniture refinish repair									X		X		
Gunsmith									X	X	X		
Locksmith									X	X	X		
MOTOR VEHICLE REPAIR													
Major									X ⁶		X ⁶	X ⁷	
Minor									X	X ⁶	X	X	
Reupholstery											X	X	
Small motor repair											X	X	
WAREHOUSING													
Mini-warehouse									X		X	X	
Warehouse									X	X ⁸	X	X	

NOTES ON PERMITTED USE SCHEDULES

X = Permitted principal use

Y = Permitted accessory use

A = Special use approved by City Council

B = Special use approved by Bd. Of Adjustment

Blank = Prohibited use

1 = Six (6) or more non-residents

2 = Maximum number of residents is twelve (12)

3 = Maximum number of residents is five (5)

4 = Only for uses permitted in the district.

5 = When catering to industrial clients.

6 = Excluding the open storage of wrecked cars.

7 = May include open storage as permitted for junkyards.

8 = When used and maintained by, and directly related to and associated with, business permitted, operated and located in the B-3 district.

9 = Administrative approval subject to Supplemental Regulations in Section 26-7.26(b)

10 = Administrative approval subject to Supplemental Regulations in Section 26-7.27(b)

11 = Administrative approval subject to Supplemental Regulations in Section 26-7.28(b)

* = Does not include abattoirs in EM-1 zones.

** = Does not include processing of storage of raw hides in EM-1 zones.

Sec. 26-5.13 Schedule of area, height, bulk, and placement regulations.

Except as specifically provided in this chapter, regulations governing the minimum lot width and area; required front, side and rear yards; maximum permitted floor area ratio; maximum permitted height of structures; maximum permitted lot coverage; and related matters shall be for the several regular districts as shown in Figure 5-2, Schedule of Area, Height, Bulk and Placement Regulations and as shown in Figure 5-3, Schedule of Land Use Intensity Ratios.